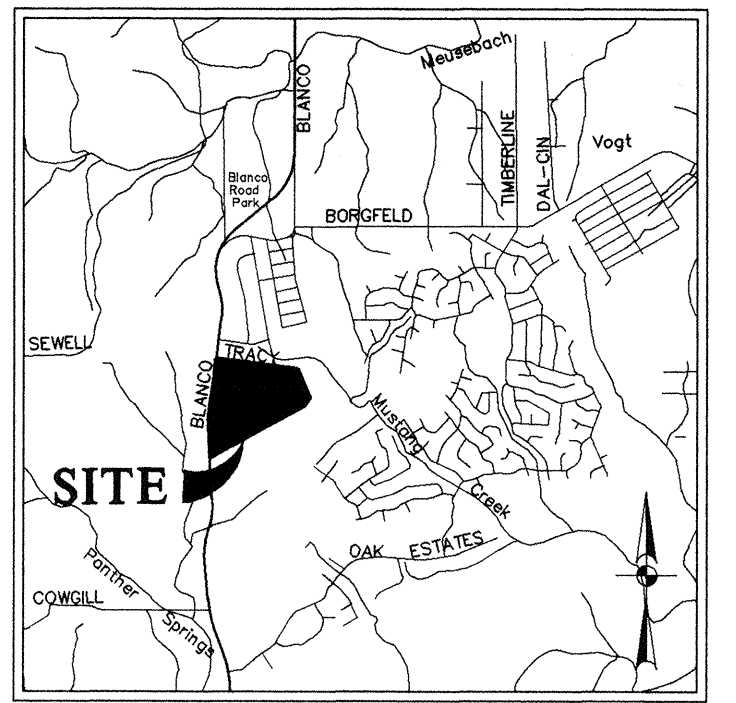
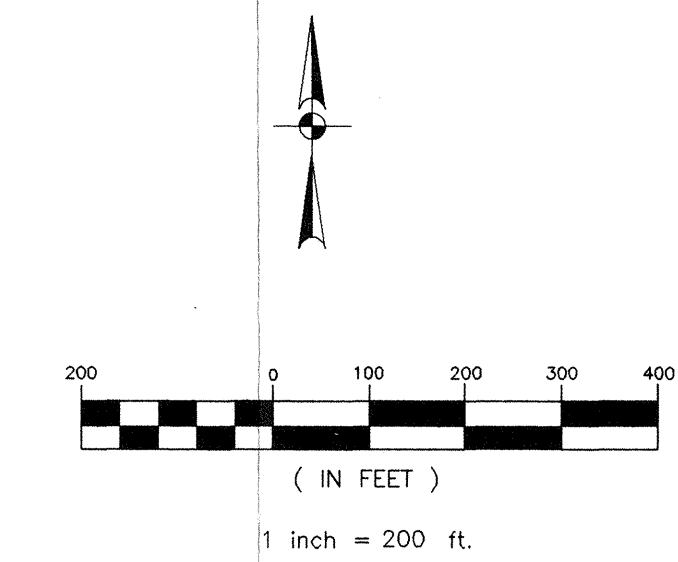


NOTE:  
ALL RESIDENTIAL LOTS ABUTTING THE P.U.D. BOUNDARY LINE SHALL HAVE A MINIMUM OF 20'-FOOT REAR BUILDING SETBACK EXCEPT LOTS FRONTING ON CUL-DE-SACS, EYEBROWS, OR ELBOWS AND OTHER IRREGULAR SHAPED LOTS SHALL HAVE A MINIMUM 10'-FOOT REAR SETBACK AS PER SECTION 35-3351 OF THE UNIFIED DEVELOPMENT CODE OF THE CITY OF SAN ANTONIO.

#### LEGEND:

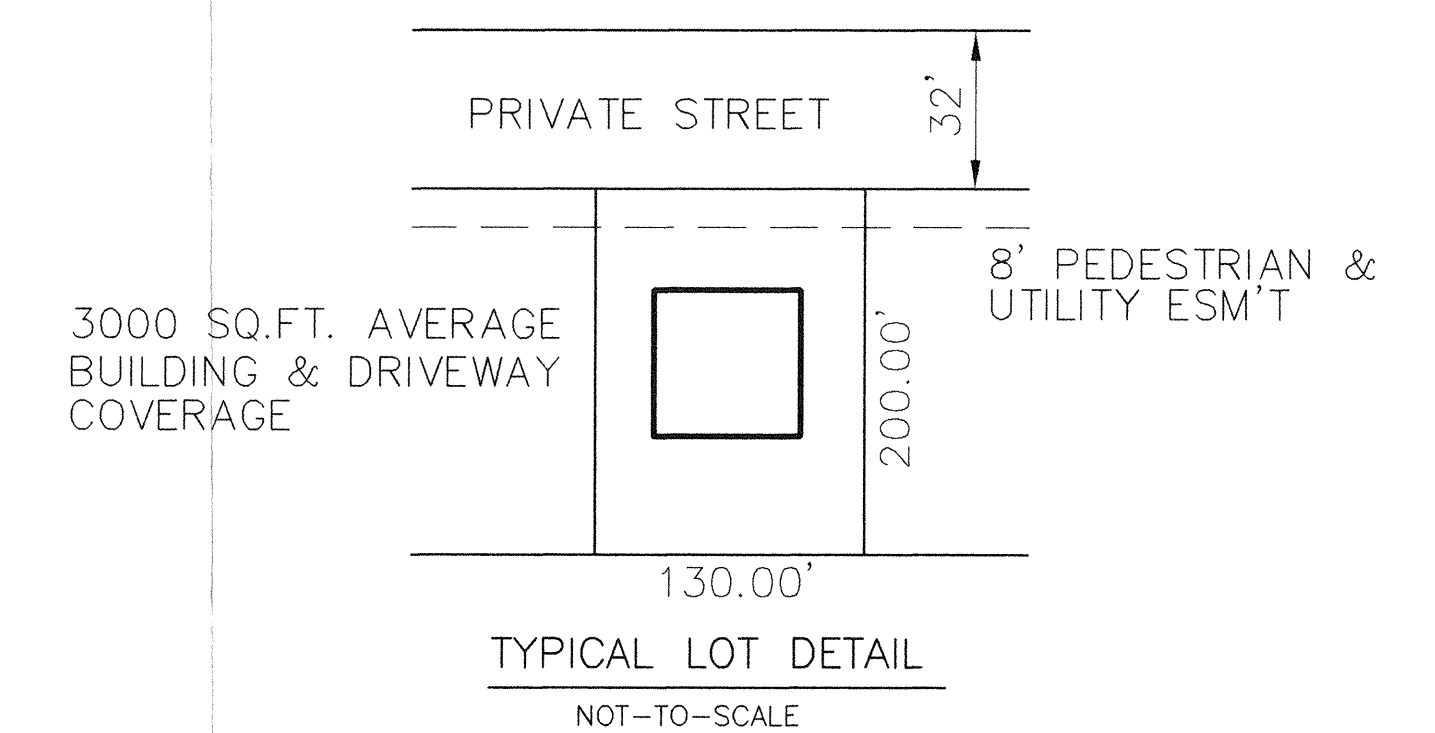
- PUD/POADP  
— 200' R. O/S  
(X) PROPERTY OWNER INFORMATION



LOCATION MAP  
N.T.S.

NOTE:  
ALL CORNER LOTS SHALL COMPLY WITH THE CLEAR VISION AREA AS REQUIRED BY SEC 35-3339.

- NOTE:
1. DRAINS FROM STREETS ARE PRIVATELY MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
  2. STREETS ARE 34' R.O.W. UNLESS OTHERWISE INDICATED AND ARE PRIVATE.
  3. SANITARY SEWER SYSTEM WILL BE INDIVIDUAL PRIVATE SEPTIC SYSTEMS.
  4. WATER SYSTEM TO BE DEDICATED TO THE BEXAR METROPOLITAN WATER DISTRICT.
  5. GATED ENTRY DETAIL TO BE SHOWN ON CONSTRUCTION DOCUMENTS FOR FIRST UNIT.
  6. INGRESS/EGRESS ROAD INTO TIMBERWOOD PARK FOR EMERGENCY USE ONLY.
  7. SITE DISTANCE REQUIREMENTS WILL BE ADDRESSED AT TIME OF PLATTING.



TYPICAL LOT DETAIL  
NOT-TO-SCALE

NOTE:  
20' FRONT SETBACK  
5' SIDE YARD SETBACK

DEVELOPER:  
GARRETT BROTHERS PROPERTIES  
830 NE Loop 410, Suite 512  
San Antonio, Texas 78209  
Phone: (210) 826-2321  
FAX: (210) 824-5253

SANITARY SEWER: INDIVIDUAL PRIVATE SEPTIC SYSTEMS  
WATER: BEXAR METROPOLITAN WATER DISTRICT  
ELECTRIC: CITY PUBLIC SERVICE  
TELEPHONE: GUADALUPE VALLEY TELEPHONE COMPANY

PAPE-DAWSON **pd** ENGINEERS

555 EAST RAMSEY | SAN ANTONIO TEXAS 78216 | PHONE: 210.375.9000  
FAX: 210.375.9010

CLEMENTSON RANCH  
(UNITS 1, 2 AND 3)

PUD/POADP PLAN

JOB NO. 4911.00 DATE: MARCH 29, 2000

POADP #:

PUD #:

PLAN HAS BEEN ACCEPTED

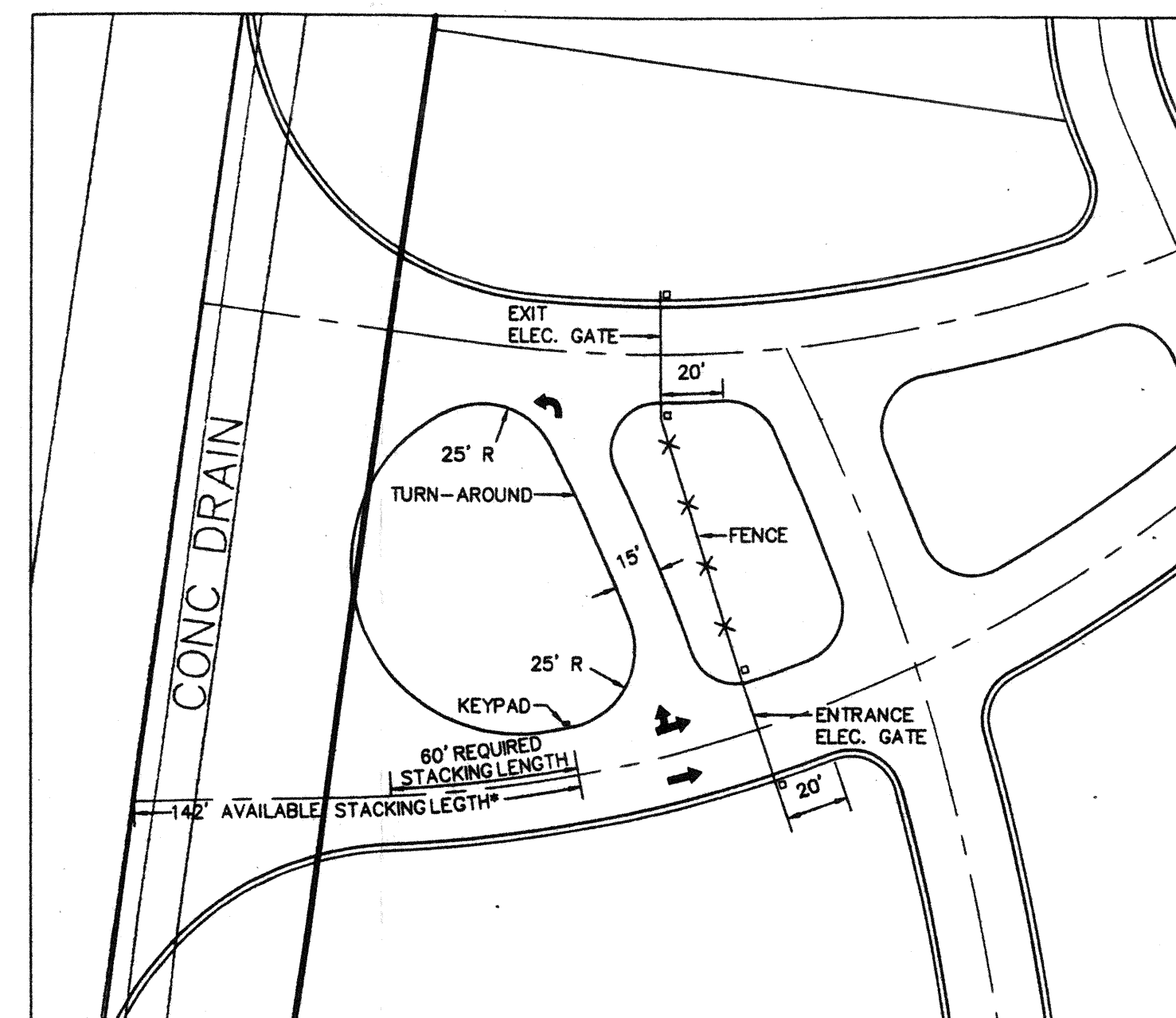
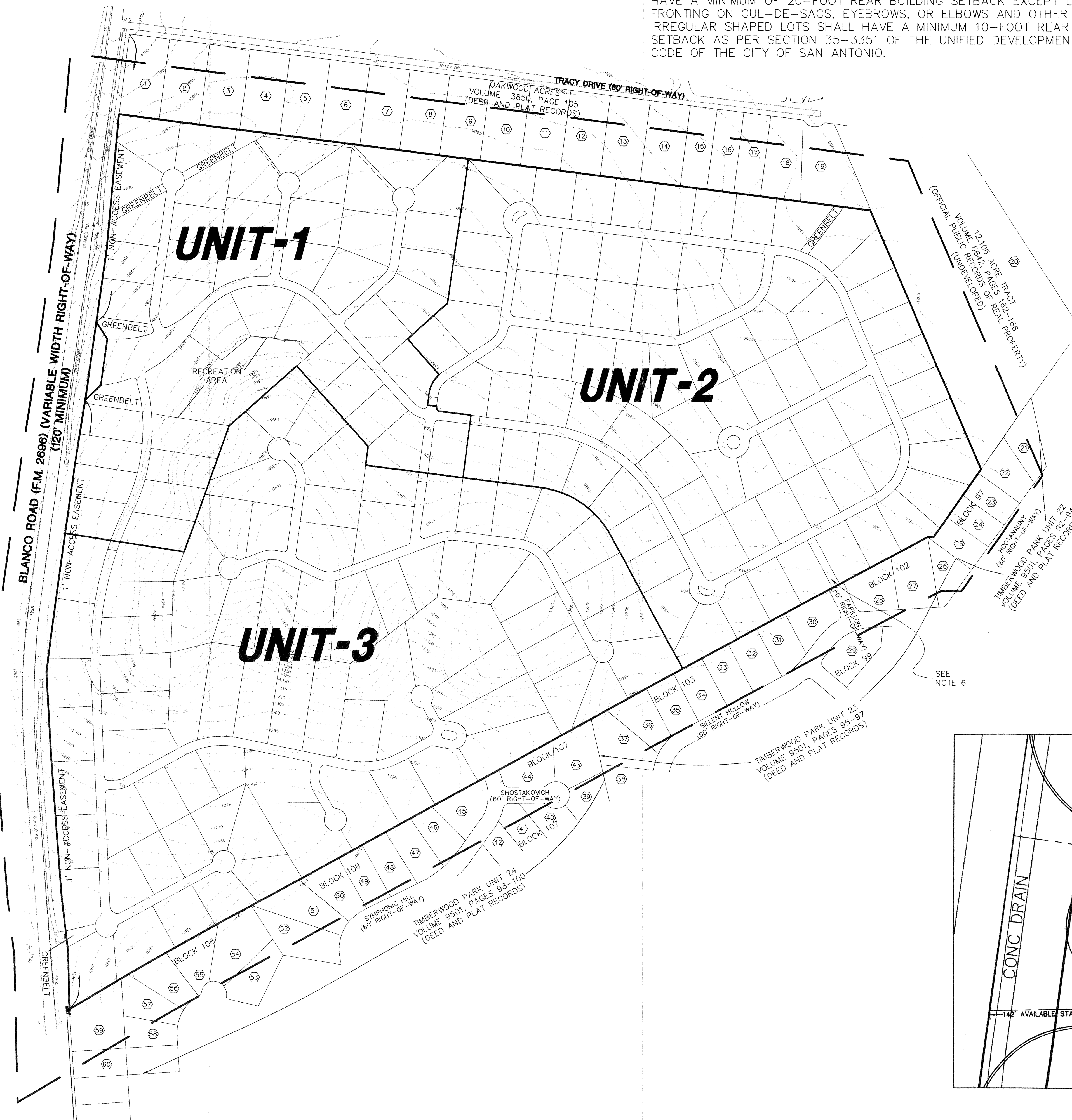
DATE: 1-13-00 674

(date) (number)

If no plate are filed, plan will expire

On 1-12-02

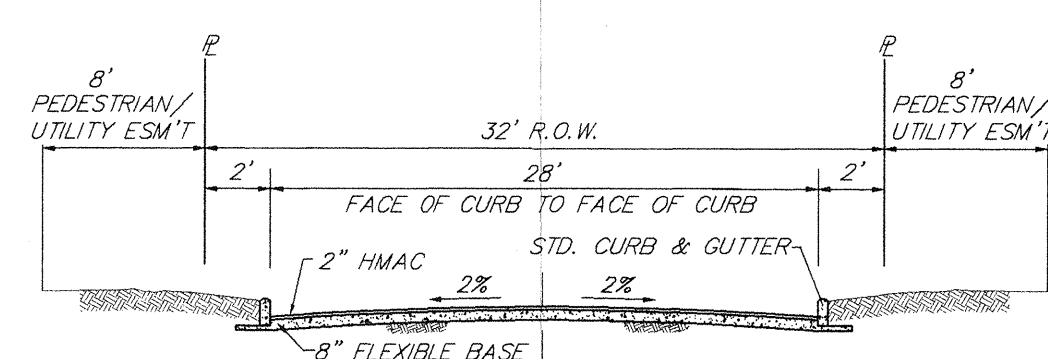
1st plat filed on



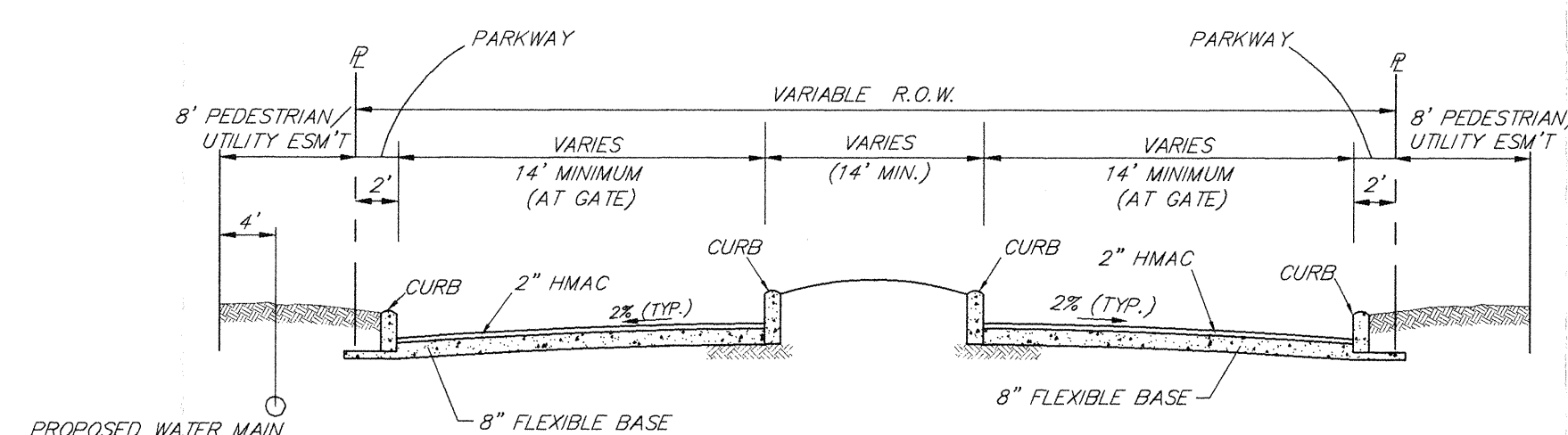
ENTRANCE DETAIL  
1" = 50'

OPEN SPACE RATIO AND DENSITY TABLE							
UNIT	LAND USE	SIZE (Ac.)	# OF LOTS	DENSITY (LOTS/Ac.)	BUILDING & DRIVEWAY COVERAGE (Ac.)	STREET R.O.W. (Ac.)	OPEN SPACE (Ac.)
1*	RESIDENTIAL/RECREATIONAL	36.90	44	1.19	3.03	4.30	29.67
2	RESIDENTIAL	57.73	81	1.40	5.58	5.60	46.55
3	RESIDENTIAL	69.13	78	1.13	5.37	5.50	58.26
TOTAL		163.76	203	1.24	13.98	15.40	134.38

\* UNIT-1 INCLUDES A 3.6 ACRE RECREATION LOT



32' R.O.W. STREET SECTION  
NOT TO SCALE



VARIABLE R.O.W. BOULEVARD SECTION  
NOT TO SCALE





# CITY OF SAN ANTONIO POADP APPLICATION

The platting of property in two or more subdivision units requires the submission of a Preliminary Overall Development Plan, POADP. To be accepted for review a POADP shall comply with the provisions of ARTICLE II, Division 2 Preliminary Overall Development Plans of the San Antonio UDC and must be certified to contain the following:

Date Submitted: \_\_\_\_\_ Name of POADP: Clementson Ranch  
Owners: Garrett Brothers Properties Consulting Firm: Pape-Dawson Engineers, Inc.  
Address: 830 NE Loop 410, Ste. 512 Address: 555 East Ramsey  
San Antonio, Texas San Antonio, Texas  
Zip Code: 78209 Zip Code: 78216  
School District: Comal ISD Phone: (210) 375-9000  
Existing zoning: N/A (ETJ) Proposed zoning: N/A

Site is over/within/includes: Edwards Aquifer Recharge Zone: ☐ Yes ☒ No  
Projected # of Phases: 3 ☒ Yes ☐ No  
San Antonio City Limits? ☐ Yes ☒ No  
Council District: N/A  
Ferguson map grid 450 A6

Land area being platted:	Lots	Acres
Single Family (SF)	<u>194</u>	<u>164</u>
Multi-family (MF)	<u>--</u>	<u>--</u>
Commercial and non-residential	<u>--</u>	<u>--</u>

Is there a previous POADP for this Site? Name N/A No. N/A

Is there a corresponding PUD for this site? Name Clementson Ranch No. Concurrent

Plats associated with this POADP or site? Name Clementson Ranch, Unit-1 No. Concurrent

Name \_\_\_\_\_ No. \_\_\_\_\_

Name \_\_\_\_\_ No. \_\_\_\_\_

Contact Person and authorized representative:

Print Name: Billy Classen

Signature: Billy Classen

Date: 2/29/00

Phone: (210) 375-9000

Fax: (210) 375-9030

PAGE 1 OF 2

- ☒ name of the POADP and the subdivision;
- ☒ indication of development phases on the POADP;
- ☒ perimeter property lines of the POADP (in a line weight and character distinguishable from other lines);
- ☒ north arrow and scale of the map;
- ☒ proposed land use by location, type and acreage;
- ☒ delineation of the circulation system including all collectors, arterial, and local type "B" streets;
- ☒ contour lines at intervals no greater than ten (10) feet;
- ☒ legal recorded ownership of adjacent properties and if known proposed development of adjacent unimproved properties;
- ☒ existing adjacent or perimeter streets;
- ☒ one hundred year flood plain limits;
- ☒ location map indicating location and distance of the POADP to adjacent streets and at least two (2) major thoroughfares.
- ☒ a complete application and certification, 8½ x 11 reduction with six full size copies of the POADP map, all full size maps to be folded (accordion style & manageable size);
- ☒ POADP amendments or revisions must be graphically indicated and include a concise statement describing said amendment or revision on the POADP map;
- ☒ TIA requirements must be met prior to acceptance of a POADP, contact Fernando DeLeon @ (210) 207-7501;
- ☒ Tree preservation requirements must be met prior to acceptance of a POADP, contact Debbie Reid @207-7102;
- ☒ the POADP ☐ does not ☒ does abut State Highway Department facilities and one additional copy of the POADP plan has been submitted directly to TXDOT for their review. Contact Judy Friesenhahn @ (210) 615-5814;
- ☒ The POADP ☒ is not ☐ is located over the Edwards Aquifer recharge zone and one additional copy of the POADP has been submitted directly to the Aquifer Studies office of San Antonio Water Systems, contact Kirk Nixon (210) 704-7392;
- ☒ List below all Major Thoroughfares that are adjacent to the property or included within the boundaries.

BLANCO ROAD - FM 2696

I certify that the POADP application and accompanying maps are complete and that the conditions listed on this application have been met.

Certifying Representative:

Print Name: Billy Cussen

Signature: Billy Cussen

If you have any questions please call Elizabeth Carol at 207-7900

APPLICATION REVISED June 4, 1999



# CITY OF SAN ANTONIO

July 13, 2000

Billy Classen, P.E.

Pape Dawson Engineers, Inc.  
555 East Ramsey  
San Antonio, TX

Re: Clementson Ranch

POADP # 674

Dear Mr. Classen,

The City Staff Development Review Committee has reviewed Clementson Ranch Subdivision Preliminary Overall Area Development Plan # 674. Please find enclosed a signed copy for your files. Although your plan was accepted, please note the following:

- In consideration of public safety and convenience, excessive grades by reason of topography should be avoided in street layouts and arrangements.
- Access and R.O.W. issues along State facilities will need to be resolved with the Texas Department of Transportation (TXDOT). For information about these requirements you can contact TXDOT at 615-5814.
- This development will need to comply with tree preservation ordinance #85262. For information about these requirements you can contact Building Inspections at 207-7102.
- It will be expected that you will plat all of the property depicted in your POADP, to include: floodpains, drainage areas and open space.
- I would encourage you to work closely with the school district, so that they can plan accordingly.

Mr. Classen

Page 2

July 13, 2000

Please note that this action by the committee does not establish any commitment for the provision of utilities, services or zoning of any type now or in the future by the City of San Antonio. If the proposed development is not platted in phases this POADP will be invalid. All



Platting will have to comply with the UDC, Master Plan and Major Thoroughfare Plan for the city of San Antonio.

If you have any questions regarding this matter, please contact Mr. Michael O. Herrera, at (210) 207-7900.

Sincerely,

A handwritten signature in dark ink, appearing to read "Emil R. Moncivais", written in a cursive style.

Emil R. Moncivais AIA, AICP  
Director of Planning

EM/MH. Jr

cc: Andrew J. Ballard, P. E., City Engineer



City of San Antonio  
Planning Department  
Subdivision Section

# REQUEST FOR REVIEW of POADP

(2<sup>nd</sup> REVIEW)

TO:

- ☐ Public Works:   ⇒ Streets & Traffic   ⇒ Drainage  
☐ Building Insp.:   ⇒ Tree Preservation   ⇒ Fire Protection  
☐ Bexar County Public Works  
☒ Major Thoroughfare

FROM: Michael O. Herrera, Planner II

Date 6-19-00

POADP NAME: CLEMENTSON RANCH

(PLEASE BRING REQUEST FOR REVIEW FORM & PLAN)

SUBJECT: The attached item has been submitted for your review, recommendation, and or comment to the Planning Commission or Director. If necessary, please circulate within your department. Copy this review sheet as needed. Mark your comments here and be prepared to review at the next POADP meeting. Your written comments are strongly encouraged for documentation in the file.

This item is tentatively scheduled for 6-30-00 before the POADP committee.

☒ I recommend approval    ☐ I do not recommend approval

On \_\_\_\_\_, I notified \_\_\_\_\_, the engineer/  
subdivider/agent, of the corrections needed to remove this objection. Tel # \_\_\_\_\_

Comments: Blanco Rd (FM 2696) is on the MTP and  
TXDOT System Requiring 2 min of 86' ROW and  
TXDOT release

Signature	Title	Date
	Planner	062700
Signature	Title	Date



City of San Antonio  
Planning Department  
Subdivision Section

# REQUEST FOR REVIEW

TO: Public Works Date \_\_\_\_\_  
FROM: Mike Herrera  
ITEM NAME: Clemenson Ranch FILE # \_\_\_\_\_  
RE: \_\_\_\_\_

**SUBJECT:** The attached item has been submitted to you for a recommendation to the Planning Commission or Director. Please review the item and forward your recommendation to the **Department of Planning, Land Development Services Division, Subdivision Section**. All responses shall be returned as soon as possible, but generally no later than the date shown below. Response time will commence from the date of receipt of this request or receipt of all the items your agency requires for this review. "Days" represent work days.

Please Return By: \_\_\_\_\_, 19\_\_\_\_

- ☐ Proposed plat-30 days    ☐ Variance-15 days    ☐ POADP's-10 days  
☐ Plat deferral-30 days    ☐ Plan / legal doc-15 days    ☐ Other-15 days

☒ I recommend approval

☐ I do not recommend approval

On \_\_\_\_\_, I notified \_\_\_\_\_, the engineer/  
subdivider/agent, of the corrections needed to remove this objection. Tel # \_\_\_\_\_

Comments: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Signature

Sa. Engineering Assoc.

Title

7/7/05

Date





City of San Antonio  
Planning Department  
Subdivision Section

# REQUEST FOR REVIEW of POADP

(2<sup>nd</sup> Review)

TO:

- ☒ Public Works:   ⇒ Streets & Traffic   ⇒ Drainage  
☐ Building Insp.:   ⇒ Tree Preservation   ⇒ Fire Protection  
☐ Bexar County Public Works  
☐ Major Thoroughfare

FROM: Michael O. Herrera, Planner II

Date 6-19-00

POADP NAME: CLEMENTSON RANCH

(PLEASE BRING REQUEST FOR REVIEW FORM & PLAN)

SUBJECT: The attached item has been submitted for your review, recommendation, and or comment to the Planning Commission or Director. If necessary, please circulate within your department. Copy this review sheet as needed. Mark your comments here and be prepared to review at the next POADP meeting. Your written comments are strongly encouraged for documentation in the file.

This item is tentatively scheduled for 6-30-00 before the POADP committee.

☒ I recommend approval

☐ I do not recommend approval

On \_\_\_\_\_, I notified \_\_\_\_\_, the engineer/  
subdivider/agent, of the corrections needed to remove this objection. Tel # \_\_\_\_\_

Comments: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

[Signature]  
Signature

SR-Engineering Assoc  
Title

7/12/00  
Date

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Title

\_\_\_\_\_  
Date





# REQUEST FOR REVIEW of POADP

TO:

- ☐ Public Works:      ⇒ Streets & Traffic      ⇒ Drainage
- ☐ Building Insp.:      ⇒ Tree Preservation      ⇒ Fire Protection
- ☒ Bexar County Public Works
- ☐ Major Thoroughfare

FROM: Elizabeth Carol

Date March 3, 2000

POADP NAME: Clementson Ranch

**SUBJECT:** The attached item has been submitted for your review, recommendation, and or comment to the Planning Commission or Director. **If necessary, please circulate within your department.** Copy this review sheet as needed. Mark your comments here and be prepared to review at the next POADP meeting. Your written comments are strongly encouraged for documentation in the file.

This item is tentatively scheduled for 3-10-2000 before the POADP committee.

☐ I recommend approval ☒ I do not recommend approval

On \_\_\_\_\_, I notified \_\_\_\_\_, the engineer/  
subdivider/agent, of the corrections needed to remove this objection. Tel # \_\_\_\_\_

Comments: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
Signature Title Date 3-13-2000

\_\_\_\_\_  
Signature Title Date



City of San Antonio  
Planning Department  
Subdivision Section

# REQUEST FOR REVIEW of POADP

TO:

- ☐ Public Works:   ⇒ Streets & Traffic   ⇒ Drainage  
☐ Building Insp.:   ⇒ Tree Preservation   ⇒ Fire Protection  
☐ Bexar County Public Works  
☒ Major Thoroughfare

FROM: Elizabeth Carol

Date March 3, 2000

POADP NAME: Clementson Ranch

SUBJECT: The attached item has been submitted for your review, recommendation, and or comment to the Planning Commission or Director. If necessary, please circulate within your department. Copy this review sheet as needed. Mark your comments here and be prepared to review at the next POADP meeting. Your written comments are strongly encouraged for documentation in the file.

This item is tentatively scheduled for 3-10-2000 before the POADP committee.

☐ I recommend approval

☒ I do not recommend approval

On \_\_\_\_\_, I notified \_\_\_\_\_, the engineer/  
subdivider/agent, of the corrections needed to remove this objection. Tel # \_\_\_\_\_

Comments: Blanco Rd is 2 Major thoroughfare secondary  
arterial type A requiring 80' min. R.O.W. Plat does not  
show ROW. Plat need to show R.O.W. and street dedication

Signature  
  
Signature

Title  
Planner  
Title

Date  
030900  
Date



**CITY OF SAN ANTONIO**  
**Public Works Department**

Interdepartment Correspondence Sheet

TO: Elizabeth Carol, Planning Department

FROM: Engineering and Traffic Division

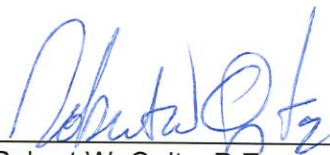
COPIES TO: File

SUBJECT: Clementson Ranch PUD/POADP Level I T.I.A.

Date: March 28, 2000

The Engineering and Traffic Division has reviewed the Level-1 Traffic Impact Analysis for the Clementson Ranch PUD/POADP. By virtue of simply identifying the traffic impacts, it is in compliance with the Traffic Impact Analysis Ordinance 84917.

This property will consist of single family detached housing estimated to generate 140 peak hour trips based on the 6<sup>th</sup> edition of the ITE Trip Generation Manual. These trips will be distributed through one access point onto Blanco Road south of Borgfield.



Robert W. Opitz, P.E.  
Chief Engineer Development  
Review and Drainage

Approved by:



Andrew J. Ballard, P.E.  
City Engineer



# Texas Department of Transportation

P.O. BOX 29928 • SAN ANTONIO, TEXAS 78229-0928 • (210) 615-1110

RECEIVED  
MAR -8 AM 9:46  
DEPT OF PLANNING  
LAND DEVELOPMENT  
SERVICES DIVISION

March 7, 2000

## P.O.A.D.P. REVIEW

Clementson Ranch

Located on FM 2696 (Blanco Road), south of Tracy Drive

Elizabeth Carol  
City of San Antonio Department of Planning  
P.O. Box 839966  
San Antonio, Texas 78283-3966

<u>P.O.A.D.P. Reviewed for:</u>	<u>Comments</u>
Noise Mitigation	For residential development directly adjacent to State ROW, the developer shall be responsible for adequate set-back and/or sound abatement.
R.O.W. Requirements	FM 2696 requires a minimum overall right of way width of 120'. TxDOT will require 50' right of way flares at the intersection of FM 2696 and the proposed entry to this development.
Access Limits/Restrictions	Locations of access points will be as directed by Regulations For Access Driveways to State Highways.
WPAP Requirements	A complete copy of the approved WPAP will be required at the time of platting. State right of way will not be utilized for the purposes of treating storm water runoff from adjacent property. No access permits will be issued prior to receipt of the approved WPAP.

Permit applications along with plans for street, driveway, utility, sidewalk and drainage construction must be submitted to the Texas Department of Transportation for review and approval before working on highway ROW. TxDOT requires that a recorded plat accompany all driveway permit applications. The Owner/Developer is responsible for preventing any adverse impact to the existing drainage system within highway ROW.

### ADDITIONAL COMMENTS:

Judy Friesenhahn, P.E.  
Advanced Project  
Development Engineer

cc: Pape-Dawson Engineers





June 16, 2000

Mr. Michael Herrera  
City of San Antonio  
Planning Department  
P.O. Box 839966  
San Antonio, TX 78283-3966

Re: Clementson Ranch – POADP

Dear Mr. Herrera:

Attached are revised copies of the Clementson Ranch POADP and your original redline comments. We have addressed all of the comments except for the 1' non-access easement along the south property line. We feel the non-access easement is not necessary since it is not adjacent to a proposed or existing roadway, as is the case with Blanco Road.

If the revised POADP is acceptable, please place the POADP on the next available Planning Commission meeting.

We appreciate your time and consideration with this development. Please contact our office if you have any questions.

Sincerely,  
Pape-Dawson Engineers, Inc.

Billy Classen, P.E.  
Engineering Manager

Attachments

4911\00\WORD\LETTER\000614A1.DOC

RECEIVED  
00 JUN 16 PM 4:21  
CITY OF SAN ANTONIO  
PLANNING DEPARTMENT  
SERVICE DIVISION

**PAPE-DAWSON ENGINEERS, INC.**

555 East Ramsey | San Antonio, Texas 78216 | Phone: 210.375.9000 | Fax: 210.375.9010 | info@pape-dawson.com

**SAN ANTONIO PLANNING DEPARTMENT**  
LAND DEVELOPMENT SERVICES



**FAX MEMO**

DATE: March 13, 2000

TO: Pape Dawson Engineers, Inc.  
Billy Classen

FAX # 375-9100

NUMBER OF PAGES INCLUDING THIS COVER \_\_\_\_\_

Hello,

The POADP committee met on Friday, March 10, 2000 to discuss your Clementson Ranch Subdivision POADP. Staff's comments and concerns include the following:

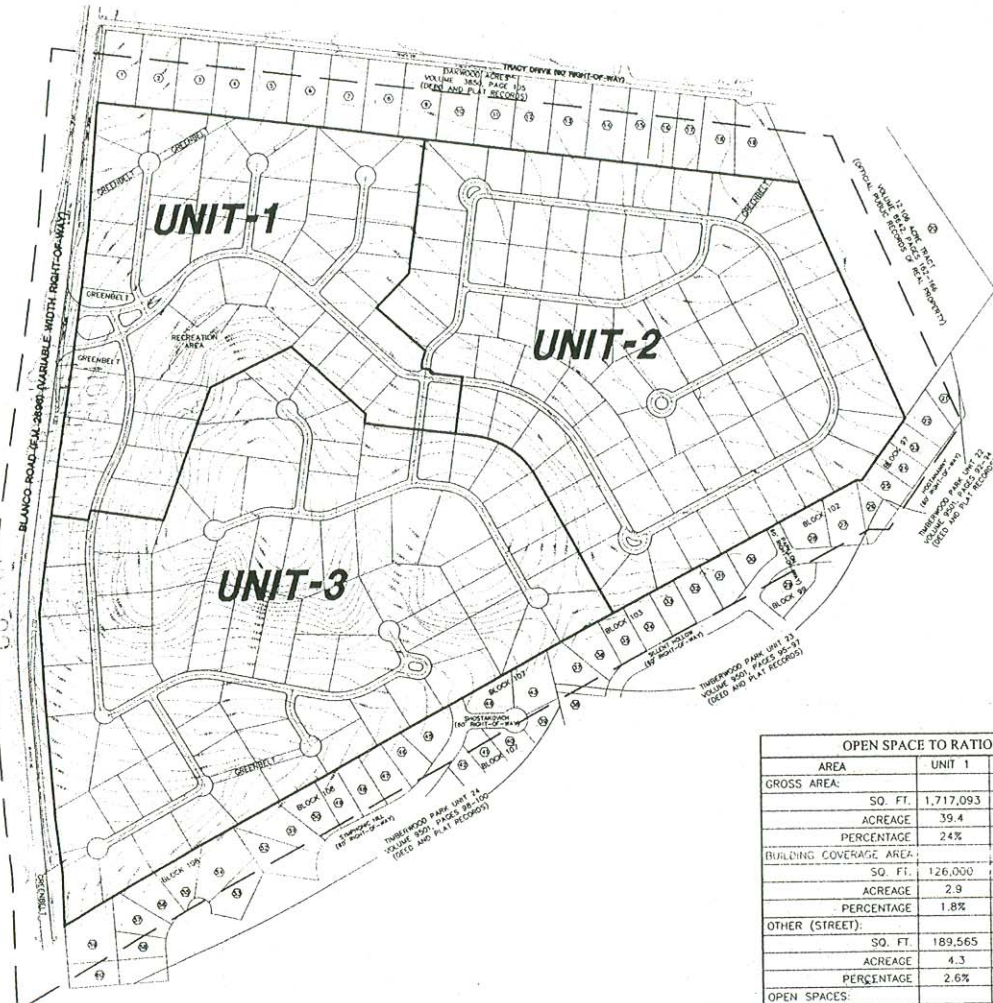
- TIA will be required
- ROW width needs to be shown on Blanco Road
- One foot non access easement along Blanco Road.
- Stub-out will be required, preferred location at Papillon
- Aquifer note
- Slope note
- Tree note

Please keep in mind that additional comments may be forthcoming.

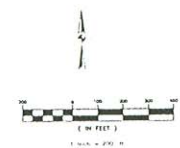
FROM: Elizabeth Carol - PLANNER II  
phone # 210-207-7900  
fax # 210-207-4441  
e-mail: ECarol@ci.sat.tx.us



CU-3-1 PM 2:45

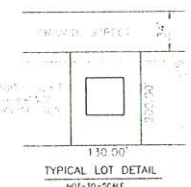


**LEGEND:**  
 PUD/POADP  
 200' R.O.W.  
 PROPERTY OWNER INFORMATION



**NOTE:**  
 ALL CORNER LOTS SHALL COMPLY WITH THE CLEAR VISION AREA AS REQUIRED BY SEC 35-33.39.

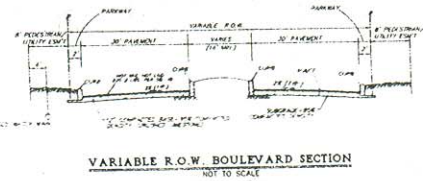
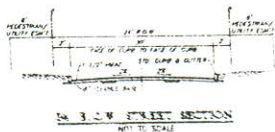
- NOTE:**
1. DRAINS FROM STREETS ARE PRIVATELY MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
  2. STREETS ARE 34' R.O.W. UNLESS OTHERWISE INDICATED AND ARE PRIVATE.
  3. SANITARY SEWER SYSTEM WILL BE INDIVIDUAL PRIVATE SEPTIC SYSTEMS.
  4. WATER SYSTEM TO BE DEDICATED TO THE BEXAR METROPOLITAN WATER DISTRICT.
  5. GATED ENTRY DETAIL TO BE SHOWN ON CONSTRUCTION DOCUMENTS FOR FIRST UNIT.



**NOTE:**  
 20' FRONT SETBACK  
 5' SIDE YARD SETBACK

OPEN SPACE TO RATIO AND DENSITY TABLE				
AREA	UNIT 1	UNIT 2	UNIT 3	TOTAL
GROSS AREA:				
SQ. FT.	1,717,093	2,532,619	2,895,663	7,145,375
ACREAGE	39.4	58.1	66.5	164
PERCENTAGE	24%	35%	41%	100%
BUILDING COVERAGE AREA:				
SQ. FT.	126,000	234,000	222,000	582,000
ACREAGE	2.9	5.4	5.1	13.4
PERCENTAGE	1.8%	3.3%	3.1%	8.2%
OTHER (STREET):				
SQ. FT.	189,565	243,092	239,281	671,938
ACREAGE	4.3	5.6	5.5	15.4
PERCENTAGE	2.6%	3.4%	3.4%	9.4%
OPEN SPACES:				
a. LOTS				
SQ. FT.	1,192,458	2,049,066	2,418,126	5,660,643
ACREAGE	27.4	47.0	55.5	129.9
b. GREENBELTS				
SQ. FT.	52,944	6,461	16,256	70,668
ACREAGE	1.2	0.15	0.37	1.7
c. RECREATION CENTER				
SQ. FT.	156,126	-	-	156,126
ACREAGE	3.5	-	-	3.5
TOTAL OPEN SPACES:				
SQ. FT.	1,401,528	2,055,527	2,434,382	5,891,437
ACREAGE	32.2	47.2	55.9	135.2
PERCENTAGE	19.6%	28.8%	34.0%	82.4%

NUMBER OF RESIDENTIAL LOTS 194  
 AVERAGE HOME SIZE (SQ. FT.) 3,000  
 DENSITY (SINGLE FAMILY UNITS PER ACRE) 1.18



**DEVELOPER:**  
 GARRETT BROTHERS PROPERTIES  
 830 NE Loop 410, Suite 512  
 San Antonio, Texas 78209  
 Phone: (210) 826-2321  
 FAX: (210) 824-5253

**SANITARY SEWER:** INDIVIDUAL PRIVATE SEPTIC SYSTEMS  
**WATER:** BEXAR METROPOLITAN WATER DISTRICT  
**ELECTRIC:** CITY PUBLIC SERVICE  
**TELEPHONE:** GUADALUPE VALLEY TELEPHONE COMPANY

**PAPE-DAWSON ENGINEERS**  
 100 EAST PEARCE | SAN ANTONIO TEXAS 78204 | PHONE 214.271.8000  
 FAX 214.271.8001

**CLEMENTSON RANCH**  
 (UNITS 1, 2 AND 3)  
**PUD/POADP PLAN**  
 JCN NO. 481110 DATE: FEBRUARY 11, 2000

POADP #: \_\_\_\_\_  
 PUD #: \_\_\_\_\_

# TRANSMITTAL



RECEIVED

To: CITY OF SAN ANTONIO 00 JUL 11 PM 3: 25 Date: 7/11/2000

Attn: MIKE HERRERA  
114 W. COMMERCE  
SAN ANTONIO, TEX. 78205

DEPT. OF PLANNING  
LAND DEVELOPMENT  
SERVICES DIVISION  
4<sup>TH</sup> FLOOR

Re: CLEMENTSON RANCH, UN-1, 2 & 3

QUANTITY	DESCRIPTION
6	PUD / ROAD PLAN

If enclosures are not as noted, kindly notify us at once.

☒ For Approval    ☐ For Your Use    ☐ As Requested    ☐ For Review and Comment

COMMENTS SENDING COPIES OF ROAD PLAN,  
PLEASE REVIEW AND PROVIDE APPROVAL.  
IF ANY QUESTIONS PLEASE CALL.

THANK YOU

From: JOHNNY MARTINEZ Project No.: 4911.00 (1.0)

CC: \_\_\_\_\_

**PAPE-DAWSON ENGINEERS, INC.**

555 East Ramsey

San Antonio, Texas 78216

Phone: 210.375.9000

Fax: 210.375.9010

info@pape-dawson.com

# TRANSMITTAL



**To:** Elizabeth Carol  
City of San Antonio Planning

**Date:** February 29, 2000

**Re:** Clementson Ranch – P.O.A.D.P.

QUANTITY	DESCRIPTION
6	Blueline - Clementson Ranch P.O.A.D.P.
1	P.O.A.D.P. Application
1	Check#5967 – (\$381.00)
1	8 ½ x 11 Reduction
1	T.I.A.

*If enclosures are not as noted, kindly notify us at once.*

☐ For Approval    ☒ For Your Use    ☐ As Requested    ☐ For Review and Comment

**COMMENTS** Ms. Carol,

We are submitting the above mentioned for P.O.A.D.P review.

Please call us if you have any questions. Thank you.

**From:** Johnny G. Martinez

**For:** Billy Classen

**cc:** Corres. File

**Project No.:** 4911.00.10  
(1.0)

**PAPE-DAWSON ENGINEERS, INC.**



REMIT TO:  
CITY OF SAN ANTONIO  
P.O. BOX 839975  
SAN ANTONIO, TX 78283-3975

I N V O I C E  
1765232

AMT ENCLOSED \_\_\_\_\_

50-04-5573  
GARRETT BROTHERS BUILDERS  
830 NE LOOP 410, STE. 512  
S.A. TX. 78209

AMOUNT DUE 381.10  
INVOICE DATE 3/09/2000  
DUE DATE 3/09/2000

-----  
PHONE: 000 - 0000

POADP  
CLEMENTSON

FACILITY LOCATION: 100 COMMERCE ST W

-----  
INVOICE DATE 3/09/2000 INVOICE 1765232 ACCOUNT 50-04-5573 DUE DATE 3/09/2000 OFFICE HOURS 7:45 - 4:30  
-----

LINE	INDEX REF	DESCRIPTION	AMOUNT
1	012542-001	PLAN REVIEW FEES	381.10

↓

-----  
AGREEMENT DATES SERVICE DATES ORDINANCE CONTRACT DOCUMENT  
ST: 03/08/2000 CK# 5967 CLEMENTSON  
END 03/08/2000  
-----

PREVIOUS BAL	CURRENT CHARGES	NEW BALANCE	TOTAL AMT DUE
0.00	381.10	381.10	381.10

-----

C I T Y O F S A N A N T O N I O  
PLANNING-FOURTH FLOOR P.O. BOX 839975 SAN ANTONIO, TX 78283-3975  
PAGE 1 OF 1

↓

review fees  
POADP Clemenson Ranch

Clemenson POADP

**GARRETT BROTHERS BUILDERS**  
830 N.E. LOOP 410 SUITE #512 826-2321  
SAN ANTONIO, TX 78209

**WELLS FARGO BANK, N.A.**  
SACRAMENTO, CA  
35-1787/1130

5967

\*\*\*Three hundred eighty one dollars & 10/100\*\*\*\*\*

PAY  
TO THE  
ORDER  
OF:

CITY OF SAN ANTONIO

DATE 2/23/00 AMOUNT \$381.10



AUTHORIZED SIGNATURE

SECURITY FEATURES INCLUDED. DETAILS ON BACK.

⑈005967⑈ ⑆113017870⑆ 0367 519253⑈

March 10, 2000

Elizabeth Cersl Planning 207-7900

Mark Brown B&C 494 5511

KERRY J. KOENIG STAY & JANSING (517) 452-0511

Tom Dreiss 493 1444

Sherry L. Mosier 222-1500

Michael Bogard City Arborist Office 207-8288

Jessie A. Garza 207-7950

Bob Qitz 207-7587

Carlos A. Sanchez P.W. 207-8156

Rey Ramon Planning 207-7834

Michael A. Herron & Bryar County 335-6700 (KT. 3835)

Fernando de Leon 207-7501

David Earl Earl & Assoc. 222-1500

Tom Wendorf 207-8025